

## **Village of Northfield Building Department**

H. JASON WALTERS, BUILDING & ZONING SUPERINTENDENT  
199 LEDGE RD  
Northfield, OH 44067

Phone: 330-467-7139, Ext. 20

**NOT APPROVED**

Fax: 330-908-7014

To Sellers and Purchasers of Real Estate in the Village of Northfield:

Please be advised that the Village of Northfield's Point of Sale Exterior Inspection Ordinance is designed to assist with maintaining the quality of the Village's housing stock and real estate values. In performing such point of sale exterior inspections and issuing certificates of exterior inspection, the Village does not insure, warrant, or guarantee that the inspection certificate contains all of the violations of the Village's Codified Ordinances or defects concerning the property. Such inspections should be considered by all parties as the Village's best effort to make known to owners and purchasers of real estate the known exterior maintenance violations on a given property at the time the exterior inspection is made.

Likewise, in issuing a compliance document pursuant to the point of sale inspection ordinance, the Village does not insure, warrant, or guarantee the quality of repairs or standard of work exhibited in the correction of violations listed on the inspection certificate. Such document should be construed only as a statement by the Village that some or all of the violations listed on the inspection certificate have been corrected to the Village's satisfaction.

The Village's exterior point of sale inspection should not in any way be considered as a substitute for a private home inspection.

Very truly yours,  
H. Jason Walters, Building and Zoning Inspector,  
Village of Northfield

### **POINT OF SALE/PROPERTY MAINTENANCE VIOLATION INSPECTION**

Requested by: NANCY COLLETT

Address Inspected: 200 HOUGHTON RD, NORTHFIELD OH 44067

Property Owner: PNC BANK NATIONAL ASSOCIATION

Phone: GLORIA KUSTA 330 656 3400; FAX 412 762 0332; EMAIL: NANCY.COLLETT@PNC.COM

Date Inspected: 10/3/14

Certificate Approval Date:

**VIOLATIONS WILL BE BOLDED, UNDERLINED ALONG WITH A DESCRIPTION OF VIOLATION IN EACH SECTION.**

DESCRIPTION

WORK ORDER

1. EXTERIOR ELECTRICAL: 1422.05 Commercial; 1490.02 Residential

|                                  |                                  |
|----------------------------------|----------------------------------|
| A. Fixtures improperly installed | Correct or remove                |
| B. Outlets improperly installed  | Correct or remove                |
| C. Improper overhead clearance   | Adjust proper clearance          |
| D. Devices not weatherproof      | Replace or remove                |
| E. Yard or area lights           | Remove or install per code       |
| F. Light fixtures                | Replace protective globe/fixture |
| G. Code violation                | Update/repair/replace            |
| H. Door Bell                     | Repair/replace                   |
| I. Main service line             | Replace/Summit County Permit     |

**NO VIOLATIONS**

2. SIDEWALLS: 1422.04 Commercial; 1422.07 Commercial; 1490.05 Residential

|   |   |
|---|---|
| A. Deteriorated sill plates                   | Replace sill plates                       |
| B. Buried/missing sill plates                 | Replace sill plates                       |
| C. Deteriorated missing studs                 | Replace studs                             |
| D. Deteriorated missing siding                | Replace siding                            |
| E. Out of plumb vertically                    | Replace vertically                        |
| F. Out of horizontal alignment                | Realign horizontally                      |
| <b><u>G. Unprotected exterior surface</u></b> | <b><u>Replace/prime/coat all wood</u></b> |
| H. Deteriorated brick or stone                | Replace/repair                            |
| I. Mortar joints not weather tight            | Rake and properly repoint                 |
| <b><u>J. Deteriorated fascia/trim</u></b>     | <b><u>Replace</u></b>                     |
| <b><u>K. Deteriorated sash/trim/sill</u></b>  | <b><u>Replace</u></b>                     |

**HOME HAS MANY AREAS NEEDING REPAIR, REPLACE OR FINISHED**

3. ROOF/ROOFING MATERIAL: 1422.04 Commercial; 1422.05 Commercial; 1490.04 Residential; 1490.05 Residential

|  |   |
|--|---|
| A. Multiple layers of shingles                 | Remove/replace                          |
| B. Deteriorated/sagging structural frame       | Replace/repair                          |
| C. Deteriorated sheathing                      | Replace/repair                          |
| <b><u>D. Deteriorated missing covering</u></b> | <b><u>Replace/repair</u></b>            |
| <b><u>E. Down spouts/gutters missing</u></b>   | <b><u>Replace/repair</u></b>            |
| F. Gutters improperly connected                | Install as required                     |
| <b><u>G. Down spouts not connected</u></b>     | <b><u>Properly connect to sewer</u></b> |
| H. Broken/deteriorated shingles/slates         | Replace to match                        |

|  |  |
|--|--|
| <u><i>I. Loose shingles/slates</i></u>             | <u><i>Fasten properly</i></u>              |
| <u><i>J. Missing shingles/slates</i></u>           | <u><i>Replace to match</i></u>             |
| <u><i>K. Loose or missing flashing</i></u>         | <u><i>Fasten or replace</i></u>            |
| L. Shingle life expired                            | Replace                                    |
| <u><i>M. Roofing/structure is questionable</i></u> | <u><i>Contractor Inspection needed</i></u> |

**ROOF AND GUTTERS BOTH IN VIOLATION. HAVE FULL INSPECTION FROM A REGISTERED VILLAGE ROOFING CONTRACTOR WITH REPORT TO THE BUILDING DEPT. GUTTERS & DOWNSPOUTS NEEDING REPAIR AND ADD IN AREAS.**

4. DOORS: 1422.05 Commercial; 1490.05 Residential; 1422.02 Commercial; 1490.02 Residential

|  |                          |
|--|--------------------------|
| A. Deteriorated or missing door to pool area | Replace or install doors |
| B. Broken missing glass                      | Replace/repair           |
| C. Improperly installed hardware             | Replace/repair           |
| D. Non-functioning hardware                  | Replace/repair           |
| E. Damaged overhead/service doors            | Replace/repair           |
| F. Damaged or missing storm door             | Install or repair        |
| G. Patio Door – Damaged/deteriorated         | Replace/repair           |

**NO VIOLATIONS**

5. WINDOWS: 1422.05 Commercial; 1490.05 Residential

|                                     |                |
|-------------------------------------|----------------|
| A. Frames loose unsound             | Replace/repair |
| B. Sash broken/loose/unsound        | Replace/repair |
| C. Glass broken missing             | Replace        |
| D. Loose missing glazing            | Replace        |
| E. Deteriorated frame or sash       | Replace        |
| F. Improper/unfinished installation | Finish/repair  |

**NO VIOLATIONS**

6. YARD AREA/SHRUBBERY: 660.17, 660.14(e), 660.17, 660.18; 1024.04 Commercial/Residential

|  |                                 |
|--|---------------------------------|
| A. Grass Over 8" high                    | Mow and Maintain                |
| B. Noxious Weeds                         | Remove and prevent recurrence   |
| C. Dead/diseased trees                   | Remove                          |
| D. Debris and litter                     | Remove                          |
| <b><u>E. Overgrown and untrimmed</u></b> | <b><u>Trim and maintain</u></b> |
| F. Overgrown in the right of way         | Trim and maintain               |
| <b><u>G. Landscaping</u></b>             | <b><u>Trim and maintain</u></b> |

**TRIM TREES AWAY FROM HOME SO NOT TO OVERHANG OR TOUCH ANY STRUCTURE. ALSO NEED TO ALLOW MORE SUNLIGHT TO HOME AND STRUCTURE. MAKE SURE ALL DEAD/DISEASED LIMBS OR TREES ARE REMOVED.**

7. DRIVEWAY/PRIVATE & PUBLIC WALKS/APRONS/PATIOS:

1422.05 Commercial; 1490.05 Residential; 1422.075 Commercial; 1490.075 Residential

|  |   |
|--|---|
| A. Concrete spalled 50% or more              | Replace or repair                           |
| B. Concrete cracks over 1"                   | Repair                                      |
| C. Trip hazards exceeding 1"                 | Repair                                      |
| D. Too severe slope                          | Repair or replace                           |
| E. Obstruction inside walk area              | Remove                                      |
| F. Loose, rocking/un-level/missing walk      | Repair or replace                           |
| G. Too smooth surface/slippery               | Repair or replace                           |
| H. Deteriorated asphalt/concrete             | Repair cracks/depressions                   |
| I. Paver stones unlevelled                   | Level or remove/replace                     |
| J. Apron poor condition                      | Remove and replace                          |
| K. Driveway 50% or more in need of repair    | Remove and replace                          |
| L. Section(s) of concrete with severe cracks | Remove and replace                          |
| M. Concrete/asphalt with gaps exceeding 1/4" | Repair/fill                                 |
| N. Asphalt crack/fill & seal maintenance     | Crack fill & seal                           |
| <b><u>O. Stone Driveway -Ord#1278.01</u></b> | <b><u>Replace with concrete/asphalt</u></b> |

**STONE DRIVEWAY MUST BE CONCRETE OR ASPHALT.**

8. FENCING:

1422.05 Commercial; 1490.05 Residential; 1422.075(1) Commercial; 1490.075(1) Residential

|                                       |                       |
|---------------------------------------|-----------------------|
| A. Inadequate structural frame        | Replace/remove fence  |
| B. Deteriorated and/or broken members | Replace/remove fence  |
| C. Zoning code compliance             | Remove/seek variance  |
| D. Gates and hardware non-functional  | Remove/repair/replace |
| E. Chain link fence                   | Paint/repair/replace  |

**NO VIOLATIONS**

9. IDENTIFICATION HOUSE NUMBERS: 1474.01 (house/building); 1475.01 (mailbox)

|                       |                                  |
|-----------------------|----------------------------------|
| A. Number missing     | Install required numbers         |
| B. Number incomplete  | Install missing numbers          |
| <u>C. Not legible</u> | <u>Make readable from street</u> |
| <u>D. Mailbox</u>     | <u>Repair/replace</u>            |

**REPAIR/ADD MAILBOX-ADDRESS MUST BE ON HOME VISABLE FROM STREET.**

10. PAINTED SURFACES: 1422.05 Commercial; 1490.05 Residential

|                              |                              |
|------------------------------|------------------------------|
| <u>A. Alligatored finish</u> | <u>Prepare/prime/re coat</u> |
| <u>B. Severely blistered</u> | <u>Prepare/prime/re coat</u> |
| <u>C. Cracked or peeling</u> | <u>Prepare/prime/re coat</u> |
| <u>D. Bare Wood</u>          | <u>Prep/paint</u>            |

**MAINTAIN ALL WOOD SURFACES**

11. SIDING AND TRIM:

1422.05 Commercial; 1490.04 Residential; 1422.05 Commercial; 1490.05 Residential

|   |                           |
|---|---------------------------|
| <u>A. Broken/bent/dented/cracked siding</u>         | <u>Replace or repair</u>  |
| B. Deteriorated or rotted siding                    | Replace or repair         |
| <u>C. Broken/dented trim (corner boards)</u>        | <u>Replace or repair</u>  |
| D. Deteriorated easing, jambs, sill                 | Replace or repair         |
| E. Deteriorated/damaged shutter                     | Replace or repair         |
| <u>F. Deteriorated/damaged/missing fascia/sofit</u> | <u>Replace or repair</u>  |
| <u>G. Siding soiled</u>                             | <u>Needs washed</u>       |
| H. Aluminum Siding                                  | Faded/oxidized-wash/paint |

**MANY ISSUES WITH SIDING, TRIM, FASCIA AND SOFITS. REPAIR AND WASH ENTIRE HOME.**

12. GUTTER/DOWN SPOUTS AND SANITARY MAIN:

1422.04 Commercial; 1490.04 Residential

|  |   |
|--|---|
| A. Improper connections/Storm sewer                                      | Properly install at storm sewer                             |
| <u>B. Damaged down spouts/gutters</u>                                    | <u>Replace or repair</u>                                    |
| C. Deteriorated down spouts  | Replace or repair   |
| D. Deteriorated gutters  | Replace or repair   |
| E. Loose or open   | Repair  |
| F. Cross connection recorded   | Contact service department                                  |
| <u>G. Gutters full of debris</u>   | <u>Need cleaned</u>   |
| *H. Evidence of sanitary sewer issues                                    | Camera inspection required-needs to be recorded-on DVD only |
| *I. All clay tile sanitary main lines from home to curb – must be filmed |   |
| J. Evidence of storm sewer issues  | Must be filmed  |

***\*If camera inspection reveals the homes sanitary/storm main line(s) has issues, you will be required to repair/or replace the homes main sanitary sewer lateral or storm lines. All homeowners are responsible for the homes main line, from the home to the connection of the public main sewer lines. This will be determined by the Village of Northfield Building and Zoning Inspector and/or Village Engineer.***

***FIX, REPAIR AND ADD GUTTERS AND DOWNSPOUTS WHERE NEEDED, MARK SURE PROPERLY CONNECTED.***

13. FOUNDATION ABOVE GRADE: 1422.03 Commercial; 1490.03 Residential

|  |                                      |
|--|--------------------------------------|
| A. Stoops deteriorated/not level                           | Replace/repair/re level              |
| <u><b><i>B. Steps/stoops not secure</i></b></u>            | <u><b><i>Anchor properly</i></b></u> |
| C. Deteriorated brick, stone, and or concrete              | Replace/repair                       |
| <u><b><i>D. Unsafe, missing, unsecured railing</i></b></u> | <u><b><i>Replace/repair</i></b></u>  |
| E. Not weather tight                                       | Fill/seal                            |

***FRONT STEPS AND WALK ALONG WITH FRONT PORCH***

14. WINDOW WELLS: 1422.05 Commercial; 1490.05 Residential

|                         |                    |
|-------------------------|--------------------|
| A. Drains blocked       | Clean and maintain |
| B. Deteriorated masonry | Replace/repair     |
| C. General condition    | Repair             |

***NO VIOLATIONS***

15. CHIMNEY: 1422.05 Commercial; 1490.05 Residential

|                                    |                            |
|------------------------------------|----------------------------|
| A. Mortar joints not weather tight | Rake and properly repoint  |
| B. Deteriorated protective cap     | Repair/replace             |
| C. Broken, flaking spalled brick   | Replace where deteriorated |
| D. Draft deflector broken/missing  | Replace/repair             |

***INSPECT AND REPAIR CHIMNEY***

16. SCREENING: 1422.05 Commercial; 1490.05 Residential

|                             |                |
|-----------------------------|----------------|
| A. Deteriorated torn fabric | Replace fabric |
| B. Loose fabric or frame    | Repair         |
| C. Portions Missing         | Replace        |

***NO VIOLATIONS***

17. PORCHES/DECKS: 1422.05 Commercial; 1490.05 Residential

|   |                       |
|---|-----------------------|
| <u>A. Loose missing floorboards</u>           | <u>Replace/repair</u> |
| B. Loose missing ceiling boards               | Replace/repair        |
| <u>C. Deteriorated/loose/missing railings</u> | <u>Replace/repair</u> |
| <u>D. Deteriorated floor covering</u>         | <u>Replace/repair</u> |
| E. Deteriorated support columns               | Replace/repair        |
| <u>F. Deteriorated framing members</u>        | <u>Replace/repair</u> |
| <u>G. Dirty/unprotected</u>                   | <u>Wash/protect</u>   |

**ALL DECKS NEED REPAIR AND IMPROVEMENTS.**

18. CANOPIES/PATIO ENCLOSURES: 1422.05 Commercial; 1490.05 Residential

|                                  |                        |
|----------------------------------|------------------------|
| A. Loose attachment to structure | Anchor properly        |
| B. Loose missing flashing        | Replace/repair         |
| C. Deteriorated portions         | Replace/repair         |
| D. Inadequate structural support | Install proper support |

**NO VIOLATIONS**

19. DETACHED STRUCTURES: ***STORAGE BARN NEED FINISHED***

20. OVERALL PROPERTY CONDITION AND ADDITIONAL COMMENTS:  
**NEEDS WORK COULD BE VERY NICE**

Repairs may be made by the buyer or the seller. All repairs shall be made within 60 days of the date of inspection unless other arrangements have been approved by the Building Department.

If the BUYER is to assume the responsibility of the repairs, a Letter of Commitment stating that they will assume that responsibility is required.

The BUYER is responsible for obtaining a Certificate of Occupancy from the Building Department.

---

Date of Inspection: 10/3/14    Date of Approval: NOT APPROVED

*H. Jason Walters,* Harold J. Walters, Building Inspector